**14/01853/EFUL - Ministry Of Defence Ensleigh, Granville Road, Lansdown, Bath,**

**Object**

**We refer to our previous objection which remains applicable to the amendments proposed and should be read and reported in conjunction with this submission.**

The changes which have been made to the scheme are not sufficient to address the main objections we have raised.

Whilst we recognise improvements have been made to the design and appearance of the shop, we remain concerned about the commercial nature of this building and associated advertising in this sensitive location. As we have previously stated, we consider this to have a permanent negative impact on the setting of Beckford’s Tower, and to be detrimental to the landscape character and setting of the World Heritage Site.

We repeat our disappointment in the failure to even try to meet the sustainability aspects of the Concept Statement for the site.

The design and layout seems almost wilfully to ignore the possibility of using Beckford’s Tower a focal point for the street pattern and layout of the development. The main diagonal street axis is set so that it cannot be seen in any focal views across the site. We do not consider this approach responds sufficiently to the local context, or reinforces or complements this locally distinctive feature.

We remain concerned that the development is consistently bulkier than that anticipated by the Landscape strategy (that is 2 storey with 3rd storey setback). Much of the development remains at 3 storeys.

We remain particularly concerned about the incredibly bulky (3 storey plus roof) outline proposal for the care home facility, which would completely dominate the site and setting and is nearest to the Tower.

We remain concerned that the applicants seemed unaware of the fact that the cemetery gates are a listed building in their own right and that the churchyard, far from being deconsecrated, is still in use for ash interments and should be seen and indeed supported as a place of quiet contemplation.

Finally, the application has referred to the impact on views from the top of Beckford’s Tower. However most people’s experience of this Grade I listed building in its landscape is in long views TO the Tower, which given its prominence as a building in a landscape seems more important. We therefore retain the view that the impact assessments are inadequate.

For the reasons previously submitted and stated above the Trust is unable to support the proposal in its current form. We would welcome improved justification for the design approach, and would welcome the opportunity to engage in any further design review.

**Bath Preservation Trust**

**October 2014**